

MEMORANDUM

Agenda Item No. 14(A)(6)

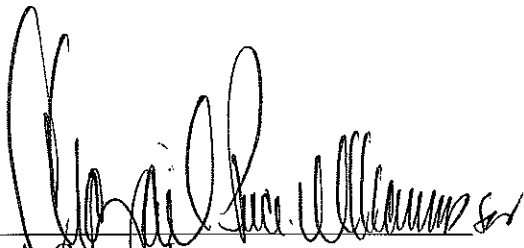
TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: September 18, 2012

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution authorizing execution
of a Termination and Release of
Easements recorded in Official
Records Book 17528, Page 4073,
which are not needed by
Miami-Dade County for the
restoration of the historic
Hampton House property

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Vice Chairwoman Audrey M. Edmonson.



R. A. Cuevas, Jr.
County Attorney


RAC/smm

Memorandum



Date: September 18, 2012

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Termination and Release of Easements for the Hampton Village Apartments

Recommendation

It is recommended that the Board of County Commissioners (the Board) adopt the attached resolution authorizing the County Mayor or County Mayor's designee to execute the attached Termination and Release of Easement (Attachment I) document, for easements granted in Warranty Deed recorded in Official Records Book 17528, Page 4073, of the Public Records of Miami-Dade County, Florida for the Hampton Village.

Scope

The Hampton Village Apartments is located between N.W. 42nd Street and 29th Avenue and adjacent to the Historic Hampton House project, a Neighborhood Stabilization Program (NSP) project in County Commission District 3.

Fiscal Impact/Funding Source

Approval of this resolution will not create a fiscal impact to the County.

Track Record/Monitor

Monitoring is not required for the termination and release of these easements.

Background

On September 21, 2004, Miami-Dade County acquired the Historic Hampton House, a real property adjacent to the Hampton Village Apartments, as described in Exhibit "A". As a result of the County's acquisition, the County may have an interest in and to the easements described in Exhibit "B", which run through and across portions of the Hampton Village property. It has been determined that the County does not need these easements for the restoration of the Historic Hampton House property. The execution of the termination and release of easements will enable the landowner of the Hampton Village property to remove this encumbrance from the title to the property and clear all title issues. It is important to note that these easements were inadvertently incorporated and made part of the deed transferred to the developer.

According to the developer, this issue will stop the project and the County from accomplishing affordable housing on the site. Therefore, it is respectfully requested that the attached Resolution and Termination and Release of Easements be approved.

Attachments 

Russell Benford, Deputy Mayor



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: September 18, 2012

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 14(A)(6)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(6)
9-18-12

RESOLUTION NO. _____

RESOLUTION AUTHORIZING EXECUTION OF A
TERMINATION AND RELEASE OF EASEMENTS
RECORDED IN OFFICIAL RECORDS BOOK 17528, PAGE
4073, WHICH ARE NOT NEEDED BY MIAMI-DADE
COUNTY FOR THE RESTORATION OF THE HISTORIC
HAMPTON HOUSE PROPERTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying
justification memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby
approves execution of Termination and Release of Easements for easements created under
Warranty Deed recorded in Official Records Book 17528, Page 4073, in the Public Records of
Miami-Dade County, Florida, which said easements are not needed by Miami-Dade County for
the restoration of the Historic Hampton House property, in substantially the form attached hereto
and made part hereof; and authorizes the County Mayor or the County Mayor's designee to
execute same for and on behalf of Miami-Dade County.

The foregoing resolution was offered by Commissioner _____,
who moved its adoption. The motion was seconded by Commissioner _____
and upon being put to a vote, the vote was as follows:

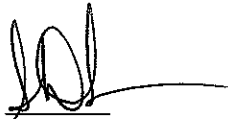
Joe A. Martinez, Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Lynda Bell
Esteban L. Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of September, 2012. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency.



Shannon D. Summerset

By: _____
Deputy Clerk

Hampton Village Apartments, LLC
1666 Kennedy Causeway, Suite 505
North Bay Village, Florida 33141

Via Courier and Email Delivery

August 3, 2012

Mr. Lester Sola
Director
Internal Services Department
Miami-Dade County
111 N.W. First Street, Suite 2460
Miami, Florida 33128

RE: Hampton Village Apartments, N.W. 42nd Street and 29th Avenue, Miami, FL - Miami-Dade County Consent to Release of Easement

Dear Mr. Sola:

Hampton Village Apartments, LLC is the owner of the property that will house the above proposed affordable housing development. The subject is located immediately west and adjacent to property owned by Miami-Dade County that will house the proposed Historic Hampton House. Our property is subject to certain easements, which we are seeking to release. Our counsel has advised that we require the consent of Miami-Dade County in order to release the easements, as a result of certain publicly recorded documents.

Several months ago, we requested Miami-Dade County to consent to the release of the subject easements (see attached letter dated December 19, 2011).

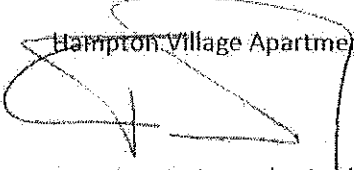
Yesterday, we met with Mr. Russell Benford, Deputy Mayor of Miami-Dade County, Mrs. Kathleen Woods-Richardson, Director of Miami-Dade Public Works & Waste Management Dept., Shannon Summerset, Assistant County Attorney, and others, to follow-up on our request. Pursuant to the instructions of Mrs. Woods-Richardson, we are forwarding you the attached Affidavit of Surveyor, together with Exhibits A and B, so that your office may confirm that it has no objection to the release of the easements depicted in Exhibits A and B of the Affidavit. For your reference, attached you will also find a copy of the Termination and Release of Easement that has been provided to the County attorney for review.

Mr. Lester Sola

Page 2 of 2

We would appreciate your confirming to Shannon Summerset, Esq. that the attached Affidavit and Exhibits A and B are acceptable. Please feel free to call me at (305) 538-9552, ext. 103 should you have any questions.

Sincerely,


Hampton Village Apartments, LLC

Francisco Rojo, authorized signatory of
Hampton Village Apartments Landmark, LLC

Enclosures

CC: Russel Benford, Deputy Mayor, Miami-Dade County (w/enclosures)
Clarence Brown, Miami-Dade County Public Housing & Community Development
(w/enclosures, via electronic mail)
Patricia Green, Esq., Stearns Weaver Miller (w/enclosures, via electronic mail)
Elva Marin, Internal Services Department (w/enclosures, via electronic mail)
Shannon Summerset, Esq., Assistant County Attorney (w/enclosures, via electronic mail)
Kathleen Woods-Richardson, Director, Public Works
and Waste Management Department (w/enclosures, via electronic mail)

Hampton Village Apartments, LLC
1666 Kennedy Causeway, Suite 505
North Bay Village, Florida 33141

Via Hand Delivery

December 19, 2011

Mr. Clarence Brown
Miami Dade County
Public Housing and Community Development
701 NW 1st Court, 14th Floor
Miami, Florida 33136

RE: Hampton Village Apartments – S/E corner of NW 43rd Terrace and 29th Avenue, Miami, Florida

Dear Clarence:

The existing Hampton House Apartments property that will accommodate the proposed Hampton Village development is subject to certain easements of which Miami-Dade County OCED has a beneficial interest. The County's interest was obtained when the County purchased the Hampton House property in September 2004 (see attached deed from Simor Management, Inc. to Miami-Dade County OCED). The property purchased by the County is immediately adjacent and east of the property that will be re-developed as Hampton Village Apartments.

It is necessary to terminate the subject easements in order to permit the redevelopment of the Hampton House Apartments property as Hampton Village Apartments.

Enclosed are the following documents:

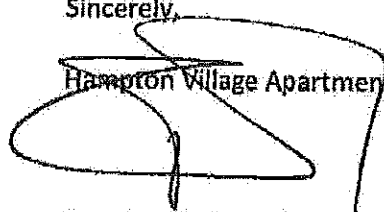
- 1) Survey of the property that is the subject of the proposed Hampton Village, which includes a depiction of the subject easements.
- 2) Termination and Release of Easement to be executed by Miami-Dade County, in favor of Hampton Village Apartments, LLC.
- 3) Copy of documents referenced at the bottom of Exhibit B to the Release.

Please note that Hampton Village Apartments, LLC ("HVA") is presently the contract purchaser of Hampton House Apartments. As such, once the attached Release is executed by Miami-Dade County, it will not be recorded until HVA acquires title to the subject property.

Mr. Clarence Brown
December 19, 2011

I am glad to discuss further with you, if you have any questions.

Sincerely,


Hampton Village Apartments, LLC

Francisco Rojo, authorized signatory of
Hampton Village Apartments Landmark, LLC

Enclosures

cc. Mr. Leland Salomon, Miami-Dade County (w/enclosures)
Ms. Paola Roman, Carrfour Supportive Housing, Inc. (w/enclosures)

AFFIDAVIT OF SURVEYOR

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared Ronald A. Fritz, who after being duly sworn, deposes and says:

1. I am a Professional Surveyor and Mapper authorized to practice in the State of Florida.
2. I am an Assistant Vice President of Schwebke-Shiskin & Associates, Inc. located at 3240 Corporate Way, Miramar, Florida 33025.
3. I certify that the subject easements shown and described in Exhibit "A" are the same easements shown on the "ALTA\ACSM Survey" prepared by Schwebke-Shiskin & Associates, Inc, dated November 2, 2011 and last revised February 10, 2012, designated as Exhibit "B".

FURTHER AFFLIANT SAYETH NAUGHT.

Schwebke-Shiskin & Associates, Inc.

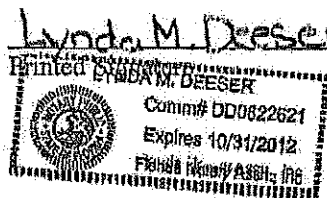
BY:

Ronald A. Fritz
Ronald A. Fritz, Assistant Vice President
Professional Land Surveyor #2676
State of Florida

SWORN TO AND SUBSCRIBED before me this 3 day of August, 2012, personally appeared Ronald A. Fritz who is personally known to me and who did not take an oath.

Lynnda M. Deeser
NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires:



This Instrument was prepared by,
and after recording, return to:

Michelle N. Gonzalez, Esquire
Liebler, Gonzalez & Portuondo, P.A.
44 West Flagler Street, 25th Floor
Miami, Florida 33130

TERMINATION AND RELEASE OF EASEMENT

This Termination and Release of Easement (this "Termination") is made and entered into as of the ____ day of _____, 2012, by MIAMI-DADE COUNTY, by and through its Public Housing and Community Development (the "County"), in favor of HAMPTON VILLAGE APARTMENTS, LLC, a Florida limited liability company ("Hampton").

RECITALS

A. Hampton is the fee simple owner of the real property more particularly described on Exhibit "A" attached hereto and made a part hereof (hereinafter called the "Hampton Property"), which property is adjacent to property owned by the County.

B. The County acquired the real property adjacent to the Hampton Property (the "County Property") by virtue of that certain Warranty Deed dated September 21, 2004 and recorded in Official Records Book 22682, Page 2998, of the Public Records of Miami-Dade County, Florida.

C. As a result of the County's acquisition of the County Property, the County may have an interest in and to the easements described in Exhibit "B" attached hereto and made a part hereof (the "Easements"), which run through and across portions of the Hampton Property.

D. The County has agreed to release and terminate all right, title and interest of the County in and to the Easements.

AGREEMENT

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County agrees as follows:

1. Recitals. The above recitals are true and correct and by this reference are incorporated as if fully set forth herein.

2. Termination of Easement. The County agrees that upon execution of this Termination, all right, title and interest of the County in and to the Easements shall be forever cancelled, released, relinquished and terminated.

3. Successors and Assigns. This Termination shall bind the County and its successors, tenants, agents, assigns, invitees and licensees.

4. Recordation. This Termination shall be recorded in the public records of Miami-Dade County, Florida.

IN WITNESS WHEREOF, the County has executed this Termination the day and year first above written.

WITNESSES:

MIAMI-DADE COUNTY, by and through its
Public Housing and Community Development

Print Name: _____

By: _____
Name: _____
Title: _____

Print Name: _____

Approved as to form and legal sufficiency:

By: _____
Assistant County Attorney

STATE OF FLORIDA)

COUNTY OF _____) ss:

The foregoing instrument was acknowledged before me this ____ day of _____, 2012,
by _____ as _____ of MIAMI-DADE
COUNTY, by and through its Public Housing and Community Development, on its behalf. He/she is
personally known to me or has produced _____ as identification.

Print or Stamp Name: _____
Notary Public, State of Florida

My Commission Expires: _____

Exhibit "A"

Legal Description of Hampton Property

The East 127.46 feet of the West 493.13 feet of the South 1/2 of the North 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 21, Township 53 South, Range 41 East lying and being in Miami-Dade County, Florida, subject to a dedication for street purposes of 25 feet on the South side of said parcel and subject to an easement 9 feet in width along the West boundary, an easement of 7.79 feet along the East boundary, and 7.5 feet along the North boundary.

AND

The East 127.46 feet of the West 493.13 feet of the North 1/2 of the North 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 21, Township 53 South, Range 41 East, lying and being in Miami-Dade County, Florida, subject to a dedication for street purposes of 25 feet on the North side of said parcel and subject to an easement 9 feet in width along the West boundary, and easement of 7.79 feet along the East boundary and 7.5 feet along the South boundary.

AND

The East 184 feet of the West 365.67 feet of the South 1/2 of the North 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 21, Township 53 South, Range 41 East lying and being in Miami-Dade County, Florida, subject to a dedication for street purposes of 25 feet on the South side of said parcel and subject to an easement 9 feet in width along the East and West boundaries of said parcel and an easement 7.5 feet in width lying South of and adjacent to the North line of said parcel.

AND

The West 181.67 feet of the North 1/2 of the North 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 21, Township 53 South, Range 41 East, lying and being in Miami-Dade County, Florida, subject to a dedication for street purposes of 25 feet on the North and West sides of said parcel and subject to an easement 7.5 feet in width lying North of and adjacent to the South line of said parcel and an easement 9 feet in width lying West of and adjacent to the East line of said parcel.

AND

The West 181.67 feet of the South 1/2 of the North 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 21, Township 53 South, Range 41 East, lying and being in Miami-Dade County, Florida, subject to a dedication for street purposes of 25 feet on the South and West sides of said parcel and subject to an easement 7.5 feet in width lying South of and adjacent to the North line of said parcel and an easement 9 feet in width lying West of and adjacent to the East line of said parcel.

AND

The East 184 feet of the West 365.67 feet of the North 1/2 of the North 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 21, Township 53 South, Range 41 East, lying and being in Miami-Dade County, Florida, subject to a dedication for street purposes of 25 feet on the North side of said parcel and subject to an easement 9 feet in width along the East and West boundaries of said parcel and an easement 7.5 feet in width lying North of and adjacent to the South line of said parcel.

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"

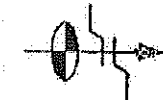
EASEMENTS LYING WITHIN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21 TOWNSHIP 53 SOUTH, RANGE 41 EAST DESCRIBED ON DEED BOOK 3826 AT PAGE 252 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS

- A) 7.5 FEET IN WIDTH LYING NORTH OF AND ADJACENT TO THE SOUTH LINE OF PARCEL #1, AND 9 FEET IN WIDTH LYING WEST OF AND ADJACENT TO THE EAST LINE OF PARCEL #1, PARCEL #1 BEING: THE WEST 181.67 FEET OF THE NORTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST.
- B) 7.5 FEET IN WIDTH LYING SOUTH OF AND ADJACENT TO THE NORTH LINE OF PARCEL #2, AND 9 FEET IN WIDTH LYING WEST OF AND ADJACENT TO THE EAST LINE OF PARCEL #2, PARCEL #2 BEING: THE WEST 181.67 FEET OF THE SOUTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST.
- C) 9 FEET IN WIDTH ALONG THE EAST AND WEST BOUNDARIES OF PARCEL #3, AND 7.5 FEET IN WIDTH LYING NORTH OF AND ADJACENT TO THE SOUTH LINE OF PARCEL #3, PARCEL #3 BEING: THE EAST 184 FEET OF THE WEST 365.67 FEET OF THE NORTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST.
- D) 9 FEET IN WIDTH ALONG THE EAST AND WEST BOUNDARIES OF PARCEL #4, AND 7.5 FEET IN WIDTH LYING SOUTH OF AND ADJACENT TO THE NORTH LINE OF PARCEL #4, PARCEL #4 BEING: THE EAST 184 FEET OF THE WEST 365.67 FEET OF THE SOUTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST.
- E) 9 FEET IN WIDTH ALONG THE WEST BOUNDARY, AND 7.79 FEET ALONG THE EAST BOUNDARY, AND 7.5 FEET ALONG THE SOUTH BOUNDARY, PARCEL #5 BEING: THE EAST 127.46 FEET OF THE WEST 493.13 FEET OF THE NORTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST.
- F) 9 FEET IN WIDTH ALONG THE WEST BOUNDARY, AND 7.79 FEET ALONG THE EAST BOUNDARY, AND 7.5 FEET ALONG THE NORTH BOUNDARY, PARCEL #6 BEING: THE EAST 127.46 FEET OF THE WEST 493.13 FEET OF THE SOUTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST.

LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

NOTES

- 1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N89°56'01"W ALONG THE CENTER LINE OF THE N.W. 42nd STREET.
- 2) ORDERED BY: LANDMARK DEVELOPMENT CORPORATION
- 3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.



Schwabke-Shiskin & Associates, Inc.
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
 PHONE No. (954) 435-7010 FAX No. (954) 438-3288
 ORDER NO. 202234 DATE: AUGUST 3, 2012
 THIS IS NOT A "BOUNDARY SURVEY"
 CERTIFICATE OF AUTHORIZATION No. LB-87
 PREPARED UNDER MY SUPERVISION:
 RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 2978

REVISIONS

Exhibit "B"

Description of Easements

An easement 9 feet in width along the West boundary, an easement of 7.79 feet along the East boundary, and 7.5 feet along the North boundary of the East 127.46 feet of the West 493.13 feet of the South 1/2 of the North 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 21, Township 53 South, Range 41 East lying and being in Miami-Dade County, Florida.

AND

An easement 9 feet in width along the West boundary, and easement of 7.79 feet along the East boundary and 7.5 feet along the South boundary of the East 127.46 feet of the West 493.13 feet of the North 1/2 of the North 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 21, Township 53 South, Range 41 East, lying and being in Miami-Dade County, Florida.

AND

An easement 9 feet in width along the East and West boundaries and an easement 7.5 feet in width lying South of and adjacent to the North line of the East 184 feet of the West 365.67 feet of the South 1/2 of the North 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 21, Township 53 South, Range 41 East lying and being in Miami-Dade County, Florida.

AND

An easement 7.5 feet in width lying North of and adjacent to the South line and an easement 9 feet in width lying West of and adjacent to the East line of the West 181.67 feet of the North 1/2 of the North 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 21, Township 53 South, Range 41 East, lying and being in Miami-Dade County, Florida.

AND

An easement 7.5 feet in width lying South of and adjacent to the North line and an easement 9 feet in width lying West of and adjacent to the East line of the West 181.67 feet of the South 1/2 of the North 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 21, Township 53 South, Range 41 East, lying and being in Miami-Dade County, Florida.

AND

An easement 7.5 feet in width lying North of and adjacent to the South line of the East 184 feet of the West 365.67 feet of the North 1/2 of the North 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 21, Township 53 South, Range 41 East, lying and being in Miami-Dade County, Florida.

All of the foregoing easements having been created under the following instrument:

Warranty Deed recorded in Official Records Book 17528, Page 4073, of the Public Records of Miami-Dade County, Florida.

And subsequently identified in the following instruments:

Warranty Deed recorded in Official Records Book 17572, Page 2592, of the Public Records of Miami-Dade County, Florida.

Warranty Deed recorded in Official Records Book 18032, Page 1445, of the Public Records of Miami-Dade County, Florida.

Warranty Deed recorded in Official Records Book 19212, Page 2093, of the Public Records of Miami-Dade County, Florida.

Certificate of Title recorded in Official Records Book 27855, Page 3857, of the Public Records of Miami-Dade County, Florida.

